

HOUSE BILL REPORT

HB 1227

As Reported by House Committee On:
Local Government & Housing

Title: An act relating to recreational vehicles used as primary residences in manufactured/mobile home communities.

Brief Description: Concerning recreational vehicles used as primary residences in manufactured/mobile home communities.

Sponsors: Representatives Springer, Warnick, Johnson, Lias, McCune, Ormsby and Morrell.

Brief History:

Committee Activity:

Local Government & Housing: 1/26/09, 2/4/09 [DP].

Brief Summary of Bill

- Prohibits cities, towns, counties, and code cities from preventing the entry or requiring the removal of a recreational vehicle used as a primary residence in manufactured/mobile home communities.

HOUSE COMMITTEE ON LOCAL GOVERNMENT & HOUSING

Majority Report: Do pass. Signed by 9 members: Representatives Simpson, Chair; Nelson, Vice Chair; Angel, Ranking Minority Member; Miloscia, Short, Springer, Upthegrove, White and Williams.

Minority Report: Do not pass. Signed by 2 members: Representatives Ericksen, Assistant Ranking Minority Member; Cox.

Staff: Sara del Moral (786-7291) and Thamas Osborn (786-7129)

Background:

State laws specify that a city, town, code city, or county, respectively, may not enact any statute or ordinance that has the effect of discriminating against consumers' choices in the placement or use of a home in such a manner that is not equally applicable to all homes.

This analysis was prepared by non-partisan legislative staff for the use of legislative members in their deliberations. This analysis is not a part of the legislation nor does it constitute a statement of legislative intent.

However, the law also allows municipalities to require that manufactured homes be new and that the homes comply with all local design standards applicable to all other homes in the neighborhood within which the home is to be located.

Additionally, statutes allowing jurisdictions to place age and design criteria on manufactured housing apply only to housing to be sited in new mobile home parks or manufactured housing communities, or to be sited outside of mobile home parks and manufactured home communities.

Summary of Bill:

Cities, towns, counties, and code cities are prohibited from adopting ordinances that restrict the entry or require the removal of recreational vehicles used as primary residences in manufactured/mobile home communities unless the recreational vehicle fails to comply with fire, safety, or other local ordinances or state laws related to recreational vehicles.

Appropriation: None.

Fiscal Note: Not requested.

Effective Date: The bill contains an emergency clause and takes effect immediately.

Staff Summary of Public Testimony:

(In support) Recreational vehicles (RVs) are a home of last resort for people facing foreclosure or homelessness as a result of the recession. They are also used by temporary workers, people with disabilities, and seniors. Seniors can live near family in the same community.

If RVs are barred from manufactured/mobile home communities (MHC), they have few places to go. People should be allowed to find a safe place. The RV parks may be an alternative, but they are expensive, and the tenants are transient; it is not a safe home.

The RVs should meet the same code requirements as other residences.

The Landlord-Tenant Act (Act) states a tenant cannot be evicted without probable cause. Owners complying with Pasco's order to evict would violate the Act.

The MHC owners face challenges as smaller lots designed for older mobile homes go vacant. These lots are perfect for RVs. The RVs placed on small lots help owners by helping them keep the MHC open. They help residents by helping rents stay lower.

(Opposed) Cities are concerned about life safety issues for residents of RVs and their neighbors. This bill affects safety. It allows RVs in spaces not set up to accommodate them.

Many RVs in these situations have faulty wiring and poor water connections as the result of do-it-yourself installation. The definition of RV is too broad. Pasco has many examples of unsafe housing. Cities would have to write safety and health codes for RVs, and this would be costly.

Persons Testifying: (In support) Representative Springer, prime sponsor; John Woodring, Ken Spencer, Paul Lombardi, and Theresa Janzen, Manufactured Housing Communities of Washington; Lizabeth Meyer; Paul Lawson; Christina Dugoni; Bob Kapela; and Seth Dawson, Washington State Coalition for the Homeless.

(Opposed) Dave Williams, Association of Washington Cities; and Rick White, City of Pasco.

Persons Signed In To Testify But Not Testifying: None.